126.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,098,200 / 1,098,200
					USE VALUE:	1,098,200 / 1,098,200
					ASSESSED:	1,098,200 / 1,098,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRIKOLIDIS CHRISTOS TR
Owner 2:	CHRISTOS FAMILY TRUST
Owner 3:	
Street 1:	6 LOCKELAND AVENUE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRIKOLIDIS CHRISTOS TR -
Owner 2:	TR OF TRIKOLIDIS FAMILY TR -
Street 1:	90 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2970 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7464.000	514,000	4,700	579,500	1,098,200
Total Card	0.171	514,000	4,700	579,500	1,098,200
Total Parcel	0.171	514,000	4,700	579,500	1,098,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.83 /Parcel: 369.83

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	514,000	4700	7,464.	579,500	1,098,200		Year end	12/23/2021
2021	104	FV	490,400	4700	7,464.	579,500	1,074,600		Year End Roll	12/10/2020
2020	104	FV	490,500	4700	7,464.	579,500	1,074,700	1,074,700	Year End Roll	12/18/2019
2019	104	FV	380,700	4700	7,464.	611,700	997,100	997,100	Year End Roll	1/3/2019
2018	104	FV	381,600	4700	7,464.	450,700	837,000	837,000	Year End Roll	12/20/2017
2017	104	FV	357,800	4700	7,464.	431,400	793,900	793,900	Year End Roll	1/3/2017
2016	104	FV	357,800	4700	7,464.	399,200	761,700	761,700	Year End	1/4/2016
2015	104	FV	318,700	4700	7,464.	334,800	658,200	658,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRIKOLIDIS CHRI	1315-127		2/21/2006	Family	100	No	No		
	1007-171		12/1/1985		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2018	Inspected	PH	Patrick H
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
7/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7464		Sq. Ft.	Site		0	90.	0.86	10									579,527						579,500	

Patriot Properties Inc.

User Acct	GIS Ref	GIS Ref	Insp Date
80904			01/05/18

!9741!

PRINT

Date	Time
12/30/21	09:32:47

LAST REV

Date	Time
03/21/18	09:34:21
apro	

USER DEFINED

Prior Id # 1:	80904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.17135	Total SF/SM:	7464	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	579,527	Spl Credit		Total:	579,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04179096
Const Adj.:	0.98990101
Adj $ / SQ:	185.629
Other Features:	114500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	735154
Depreciation:	221134
Depreciated Total:	514020

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

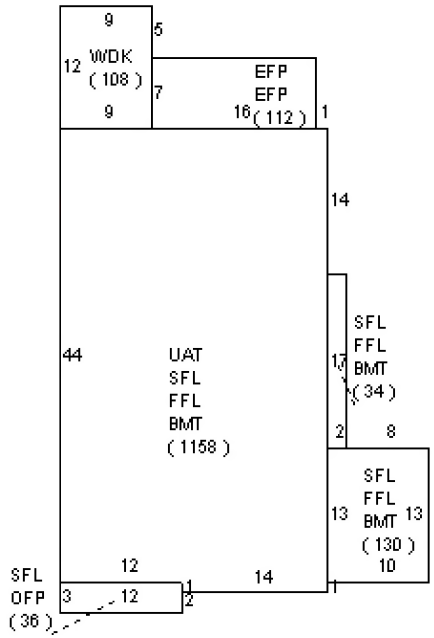
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.63
Special Features:	0	Val/Su Net:	110.30
Final Total:	514000	Val/Su SzAd	191.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,358	185.630	252,084
BMT	Basement	1,322	55.690	73,620
FFL	First Floor	1,322	185.630	245,401
UAT	Upper Attic	290	129.940	37,618
EFP	Enclos Porch	224	38.980	8,732
WDK	Deck	108	15.110	1,631
OFP	Open Porch	36	43.560	1,568

	Net Sketched Area:	4,660		Total:	620,654
Size Ad	2680	Gross Area	5528	FinArea	2970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc